

**IN THE UNITED STATES BANKRUPTCY COURT  
FOR THE WESTERN DISTRICT OF PENNSYLVANIA**

IN RE: : Bankruptcy No. 16-24825-JAD  
:   
JOHN W. SORENSEN : Chapter 7  
CAMBRIA L. SORENSEN :   
Debtor : Related To Doc. No. 59  
:   
Natalie Lutz Cardiello, Trustee :   
:   
Movant :   
:   
v. :   
:   
United States of America, Internal :   
Revenue Service; Commonwealth of :   
Pennsylvania, Department of Revenue; :   
County of Allegheny; Jordan Tax Service; :   
Ross Township; North Hills School :   
District; Keystone Collections Group; :   
U.S. Bank, National Association as :   
Trustee for Residential Asset Securities :   
Corporation, Home Equity Mortgage :   
Asset-Backed Pass-Through Certificates :   
Series 2006-EMX7; MERS, Inc. as :   
nominee for Mortgage Lenders Network :   
USA, Inc.; and Pennsylvania Housing :   
Finance Agency :   
:   
Respondents :

**ORDER CONFIRMING SALE OF PROPERTY**  
**FREE AND DIVESTED OF LIENS**

This 6<sup>th</sup> day of Feb, 2018 on consideration of the Trustee's *Motion to Sell Real Estate Free and Clear of Third Party Interests, Liens, Claims, Charges and/or Encumbrances* to M. Kent Moorhead, II and Sharon A. Moorhead, 855 Benton Ave., Pittsburgh, PA 15212 for \$170,000, after hearing held in Courtroom D, this date. Regarding said Motion the Court finds:

(1) That service of the Notice of Hearing and Order setting hearing on said Motion for private sale of real property free and divested of liens of the above named Respondents, was effected on the following secured creditors whose liens are recited in said Motion for sale, viz:

**DATE OF SERVICE**  
*(Date of each service)*

**NAME OF LIENOR AND SECURITY**  
*(Name and address of each)*

January 8, 2018

Internal Revenue Service  
POB 7346  
Philadelphia, PA 19101-7346

January 8, 2018

The Attorney General of the United States  
Civil Division, Bankruptcy Section  
US Department of Justice  
Washington, D.C. 20530-0001

January 8, 2018

United States Attorney's Office  
Western District of Pennsylvania  
700 Grant Street, Suite 4000  
Pittsburgh, PA 15219

January 8, 2018

Office of the United States Trustee  
Liberty Center, Suite 970  
1001 Liberty Avenue  
Pittsburgh, PA 15222-3714

January 8, 2018

Pennsylvania Department of Revenue  
Department 280946  
Attn: Bankruptcy Division  
Harrisburg, PA 17128-0946

January 8, 2018

Christos A. Katsaounis, Esquire  
Office of Chief Counsel  
Department 28106  
Harrisburg, PA 17128

January 8, 2018

John Weinstein, Allegheny County Treasurer  
Room 109 Courthouse  
436 Grant Street  
Pittsburgh, PA 15219

January 8, 2018

Jordan Tax Service  
102 Rahway Road  
McMurray, PA 15317

January 8, 2018

North Hills School District, Tax Office  
135 6<sup>th</sup> Avenue  
Pittsburgh, PA 15229

January 8, 2018

Ross Township  
1000 Ross Municipal Drive  
Pittsburgh, PA 15237

January 8, 2018

Keystone Collections Group  
546 Wendel Road, Suite 100  
Irwin, PA 15642

January 8, 2018

U.S. Bank National Association  
Attn: Andrew J. Cecere, CEO  
3476 Stateview Blvd.  
Fort Mills, SC 29715

January 8, 2018

MERS, Inc.  
Bill Beckmann, President and CEO  
1818 Library Street, Ste 30  
Reston, VA 20190

January 8, 2018

Pennsylvania Housing Finance Agency  
Brian A. Hudson, Sr., Exec. Dir.  
211 N. Front Street  
Harrisburg, PA 17101

January 8, 2018

M. Kent and Sharon Moorhead  
855 Benton Ave.  
Pittsburgh, PA 15212

January 8, 2018

John and Cambria Sorensen  
386 Longwood Drive  
Eagle, ID 83616

(2) That sufficient general notice of said hearing and sale, together with the confirmation hearing thereon, was given to the creditors and parties in interest by the Movant as shown by the certificate of service duly filed and that the named parties were duly served with the Complaint/Motion.

(3) That sale hearing was duly advertised on the Court's website pursuant to W.PA.LBR 6004-1(c) on **January 8, 2018**, in the Pittsburgh Legal Journal on **January 19, 2018** and in the Pittsburgh Post-Gazette on **January 13, 2018**, as shown by the Proof of Publications duly filed.

(4) That at the sale hearing no higher offers were received and no objections to the sale were made which would result in cancellation of said sale.

(5) That the price of \$170,000 offered by *M. Kent Moorhead, II and Sharon A. Moorhead* is a full and fair price for the property in question.

(6) That the purchaser is acting in good faith with respect to the within sale in accordance with *In re Abbotts Dairies of Pennsylvania, Inc.*, 788 F.2d 143 (3d Cir. 1986).

**IT IS ORDERED, ADJUDGED AND DECREED** that the private sale by *Special Warranty* deed of the real property described in the Motion as **622 Bascom Ave., Pittsburgh, PA 15212** is hereby confirmed to **M. Kent Moorhead, II and Sharon A. Moorhead** for **\$170,000**, free and divested of all liens; and, that the Trustee shall make, execute and deliver to the purchaser above named the necessary deed and/or other documents required to transfer title to the property purchased upon compliance with the terms of sale.

The property is sold "AS IS", "WHERE IS" without representations or warranties of any kind whatsoever, and the participation of the purchaser in the sale process shall constitute an agreement and representation that the purchaser has inspected the property, and is purchasing the same solely on the basis of such inspections, and not as the result of any representation of any kind whatsoever by the Estate/debtor, or its/his/her agents, except as otherwise set forth herein.

The purchaser is deemed to have released any and all claims he/she/they may have against the Trustee/Estate, or any of them, or that he/she/they may hereafter acquire against them, or either of them, known and/or unknown, under federal and/or state law, for any environmental liability or claim, including but not limited to "CERCLA" or any similar statutes arising out of conditions in, on, or about the property so purchased.

**IT IS FURTHER ORDERED** that the liens, claims and interests of all Respondents, including but not limited to United States of America, Internal Revenue Service; Commonwealth of Pennsylvania, Department of Revenue; County of Allegheny; Jordan Tax Service; Ross Township; North Hills School District; Keystone Collections Group; U.S. Bank, National Association as Trustee for Residential Asset Securities Corporation, Home Equity Mortgage Asset-Backed Pass-Through Certificates Series 2006-EMX7 ("U. S. Bank"); MERS, Inc. as nominee for Mortgage Lenders Network USA, Inc.; and Pennsylvania Housing Finance Agency, be, and they hereby are divested from the property being sold and from the proceeds from the sale.

**FURTHER ORDERED** that after due notice to the claimants, lien creditors, and interest holders, and no objection on their parts having been made or, if made, resolved/overruled, the incidental and related costs of sale and of the within bankruptcy proceeding, shall be paid in advance of any distribution to said lien creditors.

**FURTHER ORDERED** that U.S. Bank National Association, as Trustee, for Residential Asset Securities Corporation, Home Equity Mortgage Asset-Backed Pass-Through Certificates, Series 2006-EMX7 ("Creditor") has granted short sale approval with acceptable net sale proceeds in the amount of \$144,339.41. Creditor's lien shall be paid in accordance with the terms of the Short Sale Approval Notice dated November 30, 2017. If there is a change in buyer, sale price or closing date, the Trustee is required to obtain a new short sale approval from Creditor prior to selling the property.

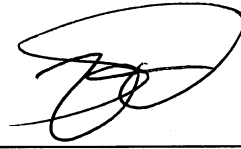
**FURTHER ORDERED** that applicable real estate taxes and ordinary closing costs, municipal lien claims, including the realtor commission, as well as the \$7,600 due to the bankruptcy estate, will be paid in accordance with the Short Sale Approval Notice dated November 30, 2017.

**FURTHER ORDERED** that the Movant shall serve a copy of the within Order on each Respondent (i.e., each party against whom relief is sought) and its attorney of record, if any, upon any attorney or party who answered the motion or appeared at the hearing, the attorney for the debtor, the purchaser, and the attorney for the purchaser, if any, and file a certificate of service.

**FURTHER ORDERED** that closing shall occur within thirty (30) days from the entry of this Order, and the Movant shall file a report of sale within seven (7) days following closing.

**FURTHER ORDERED** that this Confirmation Order survives any dismissal or conversion of the within case.

Dated: February 6, 2018



2-6-2018

**JEFFERY A. DELLER, Chief Judge**  
United States Bankruptcy Court

**CASE ADMINISTRATOR SHALL SERVE:**

Natalie Lutz Cardiello, Esquire  
John W. and Cambria L. Sorensen  
Jason L. Karavias, Esquire

FILED  
2/6/18 11:57 am  
CLERK  
U.S. BANKRUPTCY  
COURT - WDPA